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Part IX

Escondido Subarea Plan

San Diego County General Plan - 1990

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city planning*

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Escondido*

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Chapter 1

Plan Elements

LAND USE ELEMENT

The Land Use Element of this Plan utilizes the same categories as the San Diego County General Plan-1990 Land Use Element. Since the research has been reflected at a more accurate scale it has been possible to refine the very general boundaries designated on the County General Plan.

This is not a Community Plan. Community Plans are prepared in San Diego County by an organized approach to planning that includes a major role for local citizens. This Plan was prepared by the County staff with cooperation from many public agencies. Due to the time constraints the citizen participation necessary to determine exact locations for various densities of housing, local and community parks, school sites and neighborhood and community shopping areas was not possible. This Plan is intended to be a guide for development in the immediate future prior to and during the time that such a Community Plan can be prepared. Specifically, it is intended for this Plan to be in effect until it is repealed by the adoption of a new General Plan for the Escondido Subarea.

This Plan, for a major subarea of the County, is intended to be only general in nature. It identifies areas that should be urbanized, and the areas that should be used for agriculture, rural residential, open space and other rural uses. The basic character of each of the land use classifications are set forth

in detail in the text of the Land Use Element of the San Diego County General Plan-1990.

The Plan does not attempt to identify specific areas for the various residential densities and local commercial centers. It is the intent of this Plan to indicate that there is no need for additional community or regional commercial centers in the unincorporated area for the period that this Plan is to be in effect. Requests for neighborhood commercial, agribusiness and freeway service facilities should be judged on the merits of each individual case. Such neighborhood commercial, agribusiness and/or freeway service facilities can be found compatible on any land designated as Urban, or the following rural designations: Rural Residential, Multiple Rural Use or Intensive Agriculture on this Plan, if the Board of Supervisors finds that such use is compatible with the goals and objectives of this General Plan.

OTHER ELEMENTS

All of the other elements of the San Diego County General Plan-1990 including but not limited to the Circulation Element, Conservation Element, Open Space Element, Seismic Safety Element, Scenic Highways Element, Public Safety Element, Recreation Element, and Housing Element shall apply to the land designated on this Plan.

Chapter 1

For Elements

Chapter 2

Plan Implementation

ZONING RECLASSIFICATION

The compatibility matrix as shown in the County-Wide Land Use Element shall apply to land in this Plan area. It is the specific intent of this Plan that the Board of Supervisors by adopting this Plan is officially initiating the necessary hearings to change all zoning incompatible with this Plan to a compatible zone as shown on the compatibility matrix.

A zoning plan shall be prepared for consideration and adoption by the Board of Supervisors delineating precisely which of the compatible zones shown on the matrix should be applied to each ownership within the planning area. Large areas designated on the Plan for urban development, now zoned for urban use, but not yet committed to urban density should be considered for reclassification to a T Temporary Zone. Premature or sporadic development of such land could severely limit its potential for urban use. An example of such land is that area which can generally be described as lying north of the City of Escondido and in the Reidy Creek drain-

age basin. This area should be considered for reclassification to the T(8) Temporary Zone in order to preserve it for future urban use. Reclassification to permanent urban zones should only be considered once all necessary public services are available and a Specific Plan has been prepared pursuant to Section 65450 et seq. of the California Government Code.

SUBDIVISION REVIEW (Includes Major and Minor (Lot Split) Subdivisions.)

It is the specific intent of this Plan that no development of land at urban density shall be permitted in the Plan area until the area has been annexed to the city of Escondido.

It is the intent of this Plan to implement this basic Plan proposal by utilizing the Subdivision Map Act. It is also the intent of this Plan that the following densities and map design requirements be encouraged in this Plan area.

Specifically, no subdivision shall be found to be consistent with the goals and objectives of the Plan, nor shall the design of the subdivision be found consistent with the goals and objectives of this Plan if the density shown on the Final Subdivision or Parcel Map is greater than one dwelling unit per gross acre, until the area has been annexed to the City of Escondido.

It is further the specific intent of this Plan that the design of all major and minor subdivisions shall reflect the land use classification shown on the Plan Map. Specifically this means that any Tentative Subdivision Map or Tentative Parcel Map for land lying in areas designated as urban shall reflect the ultimate use of the property for urban densities. Road systems shall be designed and installed based on the highest use permitted under the existing zoning so that resubdivision at a later date after services are available will be possible with a minimum of design constraint.

Subdivisions of land in urban areas shall be so designed that resubdivision into urban lots will be feasible. This intent is illustrated in pp. IX-5 and IX-6.

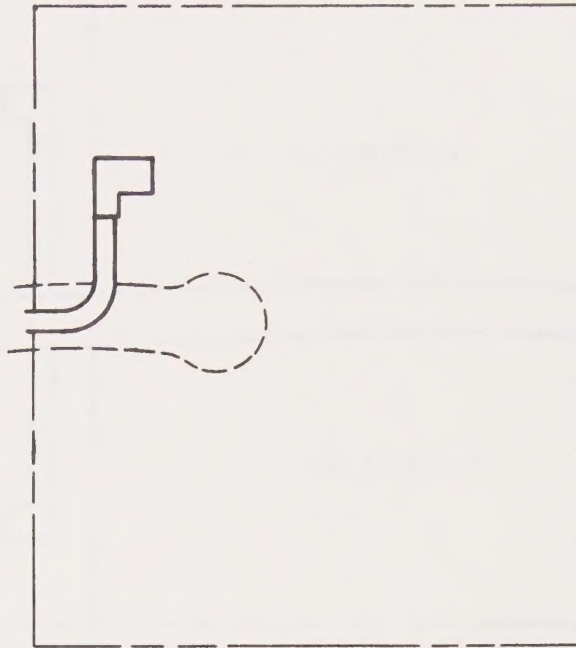
SPECIFIC PLAN PREPARATION

As a substitute for this approach the owners of adjacent lands shall submit all data necessary for the preparation of a Specific Plan pursuant to Section 65450 et seq. of the California Government Code and present it to the County for review. The Specific Plan data shall show the precise location of all future streets and meet all other requirements of State law for a Specific Plan. The County staff shall enlarge the area of the Specific Plan to a logical boundary and review and make recommendations to the Planning Commission and Board of Supervisors for alterations to the Specific Plan prior to the final adoption by the Board. All Subdivisions and Parcel Maps shall conform to the Specific Plan after its adoption.

RESIDENTIAL—LOW DENSITY LAND USE DESCRIPTION

R-1 ZONE

Temporary non-urban use of one-acre lot with structure placed so that further subdivision will be feasible when an urban level of public services is available

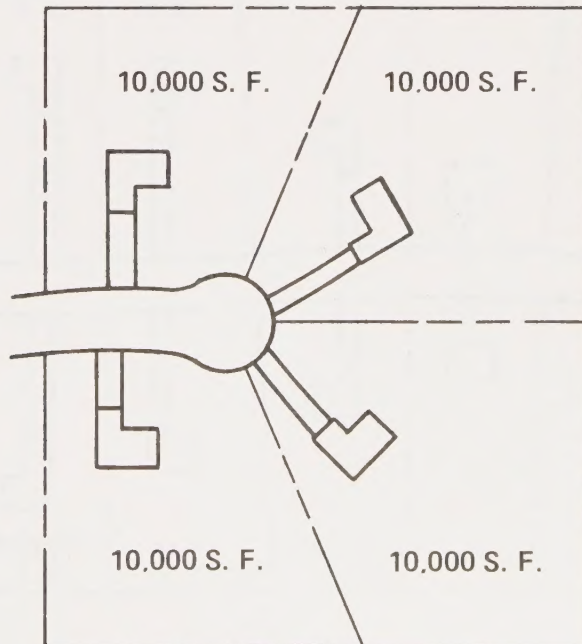


1 ACRE LOT

RESIDENTIAL—LOW DENSITY LAND USE DESIGNATION

R-1 ZONE

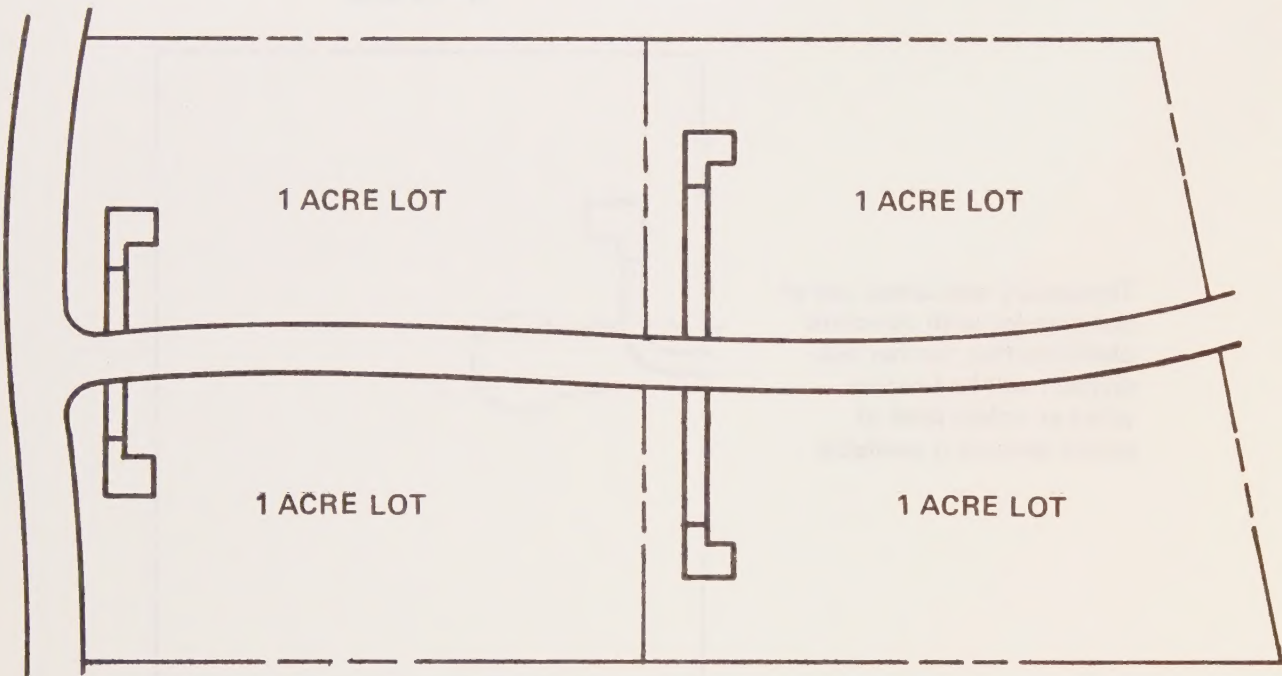
Ultimate use of above parcel at urban density



4-10,000 S.F. Lots

RESIDENTIAL—LOW DENSITY LAND USE DESIGNATION

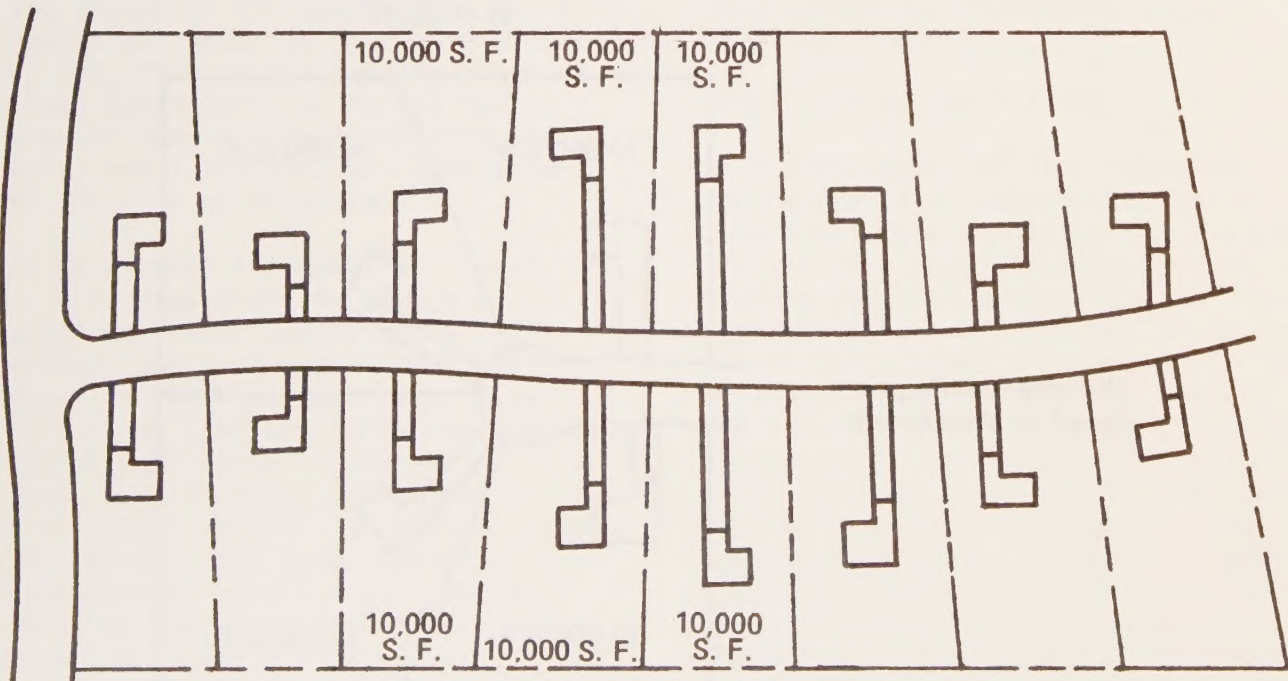
R-1 ZONE



Temporary non-urban use of four acre (net) lot with structures placed so that further subdivision will be feasible when an urban level of public services is available

RESIDENTIAL—LOW DENSITY LAND USE DESIGNATION

R-1 ZONE



Ultimate use of above parcel at urban density

16-10,000 + S.F. Lots

FINDINGS

1. Over 50 percent of the County is in public ownership, providing open space functions, primarily in the eastern two-thirds of the County.
2. Open space will continue to be needed in the western urbanizing portion of the County to relieve the monotony of the cityscape, and for a variety of public safety functions.
3. Recreation, watershed protection, erosion control, wildlife habitat, grazing, and military training are some of the major open space type uses accommodated by publicly owned lands.
4. To serve the vital open space function, land designated as such must remain relatively free of urban development, but may be used for multiple purposes, including agriculture, open commercial recreation, extractive industry, and water storage and reclamation basins.
5. Public lands in combination with private open type uses can provide the region with an economically attainable open space system.
6. Much of the County contains rough terrain and flammable vegetation that would best serve as open space.

GOALS

1. The conservation of unique terrain for visual features.
2. Open space "air sheds" to improve air quality.
3. The protection of open space land needed for a significant portion of the region's water supply.
4. The use of open space to prevent urban development from occurring in areas on which geologic hazards exist.
5. The use of open space to maintain fire breaks that help to avoid destruction of scenic and economic assets such as forested areas and grazing lands.

LAND USE ELEMENT/ZONING COMPATIBILITY MATRIX

LAND USE CATEGORIES

	LAND USE CATEGORIES											
	URBAN						NON-URBAN					
	INDUSTRIAL	COMMERCIAL	HIGH DENSITY RESIDENTIAL	LOW DENSITY RESIDENTIAL	RURAL RESIDENTIAL	INTENSIVE AGRICULTURE PRESERVES	NATIONAL FOREST	MULTIPLE RURAL USE	MOUNTAIN DEVELOPMENT	STATE PARKS		
M	*	*				●		●	●	●		
M-1	*					●		●	●	●		
M-2	*											
M-3	*											
C	*	*	●	●	●	●	●	●	●	●		
C-1	*	*	●			●	●	●	●	●		
C-2	*	*	●			●		●	●	●		
R-P	*	*	●					●	●	●		
R-3			*									
R-4			*									
R-2 and R-2-A			*	*								
R-1 (15)			*	*								
R-1-B			*	*								
R-1			*	*								
R-1-A and R-5			*	*								
PRD			*	*								
E-1-A			*	*								
E-1		*	*	*	*							
E-1-B		*	*	*	*	*						
E-1-C		*	*	*	*	*	*	*	*	*	*	*
E-2-B				*								
A-1 (1)		*	*	*	*							
A-1 (2)	*	*	*	*	*	*						
A-1 (4)	*	*	*	*	*	*	*	*	*	*	*	*
A-1 (8)	*	*	*	*	*	*	*	*	*	*	*	*
A-2 (1) Existing Location Only					*							
A-2 (2) Existing Location Only	*				*	*						
A-2 (4)	*				*	*	*	*	*	*	*	*
A-2 (8)	*				*	*	*	*	*	*	*	*
A-3 (1) Existing Location Only												
A-3 (2) Existing Location Only	*					*						
A-3 (4)	*					*	*	*	*	*	*	*
A-3 (8)	*					*	*	*	*	*	*	*
A-4 (1) Existing Location Only												
A-4 (2) Existing Location Only	*					*						
A-4 (4)	*					*	*	*	*	*	*	*
A-4 (8)	*					*	*	*	*	*	*	*
LC-A Existing Location Only	*	*	*	*	*	*						
LC Existing Location Only	*					*						
T (2)	*	*	*	*	*	*						
T (4)	*	*	*	*	*	*	*	*	*	*	*	*
T (8)	*	*	*	*	*	*	*	*	*	*	*	*
T (20)	*	*	*	*	*	*	*	*	*	*	*	*
P	●	●	●	●	●	●	●	●	●	●	●	●
OS			*	*	*	*	*	*			*	
FP(Overlay)	*	*	*	*	*	*	*	*	*	*	*	*
SC and CD(Overlay)	*	*	*	*	*	*	*	*	*	*	*	*



Zones which are consistent with the land use category. (For further explanation see Chapter 4.)



Zones which are consistent when applied selectively. (For further explanation see Chapter 4.)

Chapter 4

Consistency With Land Use Element

State law requires zoning and development proposals to be consistent with the General Plan. Basic to this requirement is the proposition that zoning and the General Plan should be consistent in all areas of the unincorporated territory of the County, both in terms of uses permitted and the density/intensity of development. Most of the zoning in the County was done without the benefit of a general plan and, conversely, the General Plan land use designations were drawn in 1967 with a "broad brush" approach. Consequently, there are many areas where the General Plan and the zoning are not consistent. It is the intent of the Land Use Element that zoning and the General Plan Land Use categories be brought into accord with one another as rapidly as is feasible.

In the meantime standards are required upon which to judge zoning, land division and development proposals against the intent of the General Plan as to type and density/intensity of land use. Standards are incorporated herein for considering consistency with the Land Use Element in the form of (1) a matrix that shows which zone classifications are consistent with the various General Plan land use categories, and (2) interpretations of the non-urban land use categories setting forth compatible uses and minimum lot sizes that are consistent with the intent of those land use categories.

ZONING CONSISTENCY

Zone classifications which are considered consistent with the Land Use Element of the County General Plan are:

1. Those zones which permit uses and density or intensity of development that will encourage, or that will not significantly inhibit the eventual attainment of, the uses, densities, goals and objectives of the land use categories of the General Plan, and;
2. Those zones which are considered consistent when selectively applied in order to provide for certain uses at an intensity of development necessary to support the primary uses intended by the land use categories of the General Plan. An example of this would be the provision for neighborhood shopping facilities at appropriate locations within areas designated by the Land Use Element as Residential-Low Density.

The following matrix reflects these zoning/land use category relationships and is to be utilized in evaluating all zoning proposals, whether initiated by the County or private parties.

LAND USE/DENSITY CONSISTENCY

If the Land Use Element and the zoning on the ground were compatible in all cases there would be no need for other standards to evaluate consistency. However, until areas of inconsistency between zoning and the General Plan land use categories can be eliminated, there is a need to have other standards by which to evaluate land division and land use proposals where such inconsistency exists. The following land use and parcel size standards are intended for use in determining consistency of major and

LAND USE ELEMENT/ZONING COMPATIBILITY MATRIX

LAND USE CATEGORIES

	LAND USE CATEGORIES											
	URBAN						NON-URBAN					
	INDUSTRIAL	COMMERCIAL	HIGH DENSITY RESIDENTIAL	LOW DENSITY RESIDENTIAL	RURAL RESIDENTIAL	INTENSIVE AGRICULTURE PRESERVES	NATIONAL FOREST	MULTIPLE RURAL USE	MOUNTAIN DEVELOPMENT	STATE PARKS		
M	*	*				●		●	●	●		
M-1	*					●		●	●	●		
M-2	*											
M-3	*											
C	*	*	●	●	●	●		●	●	●	●	
C-1	*	*	●			●		●	●	●	●	
C-2	*	*	●			●		●	●	●	●	
R-P	*	*	●									
R-3			*									
R-4			*									
R-2 and R-2-A			*	*								
R-1(15)			*	*								
R-I-B			*	*								
R-1			*	*								
R-1-A and R-5			*	*								
PRD			*	*								
E-1-A			*	*								
E-1		*	*	*	*	*						
E-1-B		*	*	*	*	*						
E-1-C		*	*	*	*	*		*	*	*	*	
E-2-B				*								
A-1(1)		*	*	*	*							
A-1(2)	*	*	*	*	*	*						
A-1(4)	*	*	*	*	*	*		*	*	*	*	
A-1(8)	*	*	*	*	*	*	*	*	*	*	*	
A-2(1) Existing Location Only					*							
A-2(2) Existing Location Only	*				*	*						
A-2(4)	*				*	*		*	*	*	*	
A-2(8)	*				*	*	*	*	*	*	*	
A-3(1) Existing Location Only												
A-3(2) Existing Location Only	*					*						
A-3(4)	*					*		*	*	*	*	
A-3(8)	*					*	*	*	*	*	*	
A-4(1) Existing Location Only												
A-4(2) Existing Location Only	*					*						
A-4(4)	*					*		*	*	*	*	
A-4(8)	*					*	*	*	*	*	*	
LC-A Existing Location Only	*	*	*	*	*	*						
LC Existing Location Only	*					*						
T(2)	*	*	*	*	*	*						
T(4)	*	*	*	*	*	*		*	*	*	*	
T(8)	*	*	*	*	*	*		*	*	*	*	
T(20)	*	*	*	*	*	*		*	*	*	*	
P	●	●	●	●	●	●		●	●	●	●	
OS			*	*	*	*	*	*	*	*	*	
FP(Overlay)	*	*	*	*	*	*	*	*	*	*	*	
SC and CD(Overlay)	*	*	*	*	*	*	*	*	*	*	*	

* Zones which are consistent with the land use category. (For further explanation see 1, above.)

● Zones which are consistent when applied selectively. (For further explanation see 2, above.)

minor subdivision proposals and special use permit applications with the non-urban categories of the Land Use Element. No additional standards are specified for urban categories since adequate specifications exist within the urban land use category sub-elements themselves.

The land use categories and development densities defined within this chapter apply to those areas of the County that are predominantly rural and appropriate for non-urban types and intensities of development. Urban levels of services, particularly public sewers and fire protection, are generally not available or planned to be provided. In those few cases where public sewers are available, or an independent above-ground sewage disposal system meeting the requirements of the California Regional Water Quality Control Board is available or can be provided, residential development may be approved at the density permitted by the lowest minimum parcel size in each of the non-urban land use categories.

RURAL RESIDENTIAL

Contemplated Land Uses

1. Single-family residences and related accessory uses.
2. Minor commercial, industrial and public facility uses as appropriate to support rural residential densities, provided such proposals are consistent with Commercial, Industrial and Public Facility Sub-Elements of the Land Use Element.
3. Other uses as may be appropriate in the individual instance which do not require an urban level of services, including but not limited to:
 - Golf courses and other low intensity outdoor recreation uses
 - Field and tree crops
 - Grazing
 - Plant nurseries
 - Mineral extraction
 - Radar, radio and telephone towers and power transmission facilities

Minimum Parcel Sizes

The following are minimum parcel sizes permitted for all uses (except as specified below), provided that the Health Department requirements for adequate immediate and long term water supply and septic tanks and leach fields can be met, and, further provided that when the zoning on the land requires a larger parcel size such larger parcel size shall prevail.

1. One acre for those areas where average slope of the land does not exceed 15 percent.
2. Two acres for those areas where the average slope of the land is greater than 15 percent but does not exceed 30 percent.
3. Four acres for those areas where the average slope of the land is greater than 30 percent.

In connection with commercial, industrial, public facility, public utility, electronic installations and other specialized uses, a smaller parcel size may be permitted in the individual case, provided on-site sewage disposal, zoning and other site development requirements can be met.

AGRICULTURE

The map of the Land Use Element of the County General Plan indicates two agricultural designations: (1) Agricultural Preserves, and (2) Intensive Agriculture.

Contemplated Land Uses

1. Agricultural Preserves

- a. For lands under contract, uses permitted shall be as specified by the contract.
- b. For lands within the preserve boundaries but not under contract, uses permitted by the zoning classification without a special use permit shall be considered consistent. Uses permitted in Section 561 of The Zoning Ordinance upon issuance of a special use permit are consistent if such uses are supportive of agriculture or compatible to agricultural uses. (See 2, d, below).

2. Intensive Agriculture

- a. Agricultural uses including food and fibre production, horticulture, floriculture, animal husbandry and grazing.
- b. Single-family homes and accessory uses, housing for farm laborers and other farm related uses and structures.
- c. Minor commercial, industrial and public facility uses appropriate to agricultural operations or supportive of the agricultural population, provided such proposals are consistent with the Commercial, Industrial and Public Facility Sub-Elements of the Land Use Element.
- d. Other uses as may be appropriate in the individual instance that are supportive of agriculture or compatible to agricultural uses, including, but not limited to:
 - Golf courses and other low intensity outdoor recreation uses
 - Mineral extraction
 - Radar, radio, telephone or power towers or transmission facilities

Minimum Parcel Sizes

The following are minimum parcel sizes permitted for all uses (except as specified below), provided that the Health Department requirements for adequate immediate and long term water supply and septic tanks and leach fields can be met, and, further provided that when the zoning on the land requires a larger parcel size such larger parcel size shall prevail.

1. Agricultural Preserves

- a. For lands under contract, parcel sizes shall be as specified in the contract.
- b. For lands within the preserve boundaries but not under contract, parcel sizes shall be as required by the zoning on the land.

2. Intensive Agriculture

- a. Two acres when all of the following findings are made relative to the land in question:
 - (1) At least 80 percent of the land does not exceed 30 percent slope.
 - (2) The land is planted, and has been planted for at least the previous one-year period, in one or more of the following commercial crops as defined by the U.S. Department of Agriculture Soil Survey, San Diego Area (1973)
 - Avocados
 - Flowers
 - Tomatoes
 - Specialty Crops
 - (3) A continuing supply of irrigation water is available to the land,
 - (4) The land has access to a publicly maintained road without the necessity of a significant amount of grading, and
 - (5) Two-acre parcels on the land will not have a significant adverse environmental impact which cannot be mitigated.
- b. Four acres where the average slope of the land does not exceed 30 percent and the requirements of "a", above cannot be met.
- c. Eight acres where the average slope of the land is greater than 30 percent.

In connection with commercial, industrial, public facility, public utility, electronic installations and other specialized uses, a smaller parcel size may be permitted in the individual case, provided on-site sewage disposal, zoning, and other site development requirements can be met.

NATIONAL FOREST (Areas in private ownership)

Contemplated Land Uses

1. Single-family dwellings and accessory buildings and uses on existing lots.
2. Other uses such as single-family dwellings on proposed lots, grazing, facilities for outdoor recreation, limited supporting commercial uses, and watershed, wildlife and forest conservation activities.
2. Eight acres for those areas where the average slope of the land is greater than 25 percent but does not exceed 50 percent.
3. Twenty acres under circumstances other than those in 1 or 2 above.

Notification of Proposed Development

When subdivision or development of private land is proposed within this land use category, the U.S. Forest Service will be notified and given a reasonable period of time to acquire the property for public purposes prior to the approval of any development proposal. In the event that the land cannot be acquired within a reasonable period of time, compatible private development will be permitted to occur. If the Forest Service does not respond within 45 days, this will be taken as a determination that the Forest Service is not interested in acquiring the property.

Minimum Parcel Sizes

The following are minimum parcel sizes permitted for all uses (except as specified below), provided that the Health Department requirements for adequate immediate and long term water supply and septic tanks and leach fields can be met, and, further provided that when the zoning on the land requires a larger parcel size such larger parcel size shall prevail.

1. Four acres in those areas where the average slope of the land does not exceed 25 percent and each parcel will have frontage on a publicly maintained road, or other road which:

Connects to a publicly maintained road,

Has a minimum right-of-way or easement width of 40 feet, and

Meets large lot subdivision standards for improvements and geometrics.

In connection with commercial, public utility and other specialized uses a smaller parcel size may be permitted in the individual case, provided on-site sewage disposal, zoning and other site development requirements can be met and that such smaller parcel size would not have an adverse effect on the National Forest or other lands in the vicinity.

Clustering of Development

Clustering of development is permissible under certain conditions. (See section titled Clustering of Rural Development.)

MULTIPLE RURAL USE

Contemplated Land Uses

1. Single-family homes and cabins on existing parcels. Single-family homes and cabins on proposed parcels if it is determined that the natural environment would not significantly be adversely effected, erosion and fire problems would be minimal, and no urban levels of service would be required.
2. Limited minor commercial, industrial and public facility uses as appropriate in support of rural densities and uses, provided such proposals are consistent with the Commercial, Industrial and Public Facility Sub-Elements of the Land Use Element and would not have a significant adverse effect on the natural environment.
3. Agriculture, including field and tree crops, dairy farming, poultry farming, grazing and plant nurseries.

4. Other uses as may be appropriate in the individual instance which do not require an urban level of services and do not have a significant adverse effect on the natural environment, including but not limited to:

- Electronic and public utility installations
- Mineral extraction
- Low intensity outdoor recreation uses such as golf courses and riding stables
- Open space and conservation uses

Minimum Parcel Sizes

The following are minimum parcel sizes permitted for all uses (except as specified below), provided that the Health Department requirements for adequate immediate and long term water supply and septic tanks and leach fields can be met, and, further provided that when the zoning on the land requires a larger parcel size such larger parcel size shall prevail.

1. Four acres in those areas where the average slope of the land does not exceed 30 percent and each parcel will have frontage on a publicly maintained road, or other road which:

Connects to a publicly maintained road,

Has a minimum right-of-way or easement width of 40 feet, and

Meets large lot subdivision standards for improvements and geometrics.

2. Eight acres under circumstances other than those in 1, above.

In connection with commercial, industrial, public facility, public utility and other specialized uses, a smaller parcel size may be permitted in the individual case, provided on-site sewage disposal, zoning, and other site development requirements can be met and that such smaller parcel size will not have a significant adverse effect on the natural environment.

Clustering of Development

Clustering of development is permissible under certain conditions. (See section titled Clustering of Rural Development.)

MOUNTAIN DEVELOPMENT

Contemplated Land Uses

1. Single-family homes and cabins on existing parcels, single-family homes and cabins on proposed parcels if it is determined that the natural environment would not significantly be adversely affected, erosion and fire problems would be minimal, and no urban levels of service would be required.
2. Limited, very minor commercial, industrial and public facility uses as appropriate in support of mountain densities and uses, provided such proposals are consistent with the Commercial, Industrial and Public Facility Sub-Elements of the Land Use Element and would not have a significant adverse effect on the natural environment.
3. Agriculture, including field and tree crops, dairy farming, poultry farming, grazing and plant nurseries.
4. Other uses as may be appropriate in the individual instance which do not require an urban level of services and do not have a significant adverse effect on the natural environment, including but not limited to:
 - Electronic and public utility installations
 - Mineral extraction
 - Low intensity outdoor recreation uses such as golf courses and riding stables
 - Open space and conservation uses

Minimum Parcel Size

The following are minimum parcel sizes permitted for all uses (except as specified below), provided that the Health Department requirements for adequate immediate and long term water supply and septic tanks and leach fields can be met, and, further provided that when the zoning on the land requires a larger parcel size such larger parcel size shall prevail.

1. Four acres in those areas where the average slope of the land does not exceed 25 percent and each parcel will have frontage on a publicly maintained road, or other road which:

Connects to a publicly maintained road,

Has a minimum right-of-way or easement width of 40 feet, and

Meets large lot subdivision standards for improvements and geometrics.

2. Eight acres in those areas where the slope of the land is greater than 25 percent, but does not exceed 50 percent.
3. Twenty acres in those areas where the average slope is greater than 50 percent.

In connection with commercial, industrial, public facility, public utility and other specialized uses, a smaller parcel size may be permitted in the individual case, provided on-site sewage disposal, zoning, and other site development requirements can be met and that such smaller parcel size will not have a significant adverse effect on the natural environment.

Clustering of Development

Clustering of development is permissible under certain conditions. (See section titled Clustering of Rural Development.)

STATE PARKS (Areas in private ownership)

For the State Park land use category the criteria shall be the same as for the Multiple Rural Use category.

CLUSTERING OF RURAL DEVELOPMENT

The clustering of development can be found compatible with the Land Use Element in areas designated National Forest, Multiple Rural Use, Mountain Development and State Parks under the following circumstances:

1. The minimum size of all parcels is at least two and one half acres and,
2. Land not included within the clustered lots is reserved for permanent open space and an open space easement is granted to the County over such land and,
3. On-site sewage disposal systems can be approved by the Health Department for long term usage and,
4. The proposed cluster development will have a no more serious effect on the natural environment than would an equivalent nonclustered development as would otherwise be permitted in the subject land use category.

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